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MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



HINTON AVENUE, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,732 ft ² / 161 m ²		
Plot Area:	0.13 acres		
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£3,402		
Title Number:	CB462571		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	119	-
• Surface Water	High	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: *Hinton Avenue, Cambridge, CB1*

Reference - 24/1259/TTPO

Decision: Decided

Date: 04th November 2024

Description:

T1 - The wild multi-stemmed plum tree is in poor condition and provides minimal amenity value. It is affected by canker and exhibiting signs of silver leaf disease. We request removal of this tree to ground level, and replace it with a more desirable native species.

Reference - 23/0531/TTPO

Decision: Decided

Date: 01st June 2023

Description:

T4 Ailanthus ~ Remove deadwood and clear building by 2.0 metres. T8 Lime outside Nos. 28 to 33 ~ Raise crown to 4.5 metres and prune secondary growth only to clear building by 1.5 metres, remove deadwood. T9 2 Sycamores ~ Reduce crowns to previous pruning points equating to reduction of 3.0 metres regrowth, raise crowns to 3.0 metres all round.

Reference - 23/02094/FUL

Decision: Decided

Date: 01st June 2023

Description:

Erection of a detached dwelling with bicycle storage, shed and air source heat pump, and alterations to windows/doors and cantilevered 'bay window' to existing dwelling including a dropped kerb.

Reference - 23/02094/CONDA

Decision: Decided

Date: 26th September 2024

Description:

Submission of details required by condition 3 (Brick Product Details), 5 (Tree Survey, Arboricultural Method Statement & Tree Protection Plan), 7 (Carbon Reduction Statement), 8 (Water Efficiency Calculator), 9 (Biodiversity Net Gain) and 14 (Contractor's Parking Plan) of planning permission 23/02094/FUL

Planning records for: *Hinton Avenue, Cambridge, CB1*

Reference - 17/1689/FUL	
Decision:	Decided
Date:	02nd October 2017
Description:	Part two storey, part single storey rear extension, single storey side and first floor side extensions and associated access and landscaping arrangements following demolition of existing detached garage.
Reference - 22/01121/HFUL	
Decision:	Withdrawn
Date:	08th March 2022
Description:	Two storey front/side extension and single storey rear extension.
Reference - 21/1316/TTPO	
Decision:	Decided
Date:	06th October 2021
Description:	T1 - Prunus - This tree is half dead and completely swamped in Ivy. Several major bows have already failed and the remaining tree is now leaning against the house. It offers very little in the way of amenity value. I recommend removal to ground level. T2 - Cherry - This tree is clearly suffering from onset canker. It is completely swamped in Ivy and Full of dead. It has poor form and the neighbors are continually complaining about it dropping branches etc. This strip of land has not been managed for over 20 years. recommend removal to ground level to be replaced with a more suitable native broad leaved species.
Reference - 17/1689/COND4	
Decision:	Decided
Date:	08th January 2018
Description:	Condition 4 - Materials

Planning records for: **11 Hinton Avenue Cambridge CB1 7AR**

Reference - 19/0015/CONDA	
Decision:	Decided
Date:	10th September 2020
Description:	Submission of details required by conditions 10 (Flood resistant construction), 11 (External materials), 12 (Green & brown roofs) & 13 (Boundary treatments) of planning permission 19/0015/FUL

Reference - 22/00197/FUL	
Decision:	Decided
Date:	18th January 2022
Description:	Erection of a detached two bedroom dwelling and side, rear and loft extensions along with remodeling of internal layouts and raising of ridge to existing dwelling following granting of planning permissions (19/0015/FUL and 20/04608/HFUL)

Reference - 25/0205/TTPO	
Decision:	Decided
Date:	21st February 2025
Description:	Sycamore tree (T1) with rotten wood and fungi at the back of the tree. Tree should be subject to a height reduction of 4 - 4.5m, and a reduction in spread of 2.5m applied on all sides.

Reference - 19/0015/FUL	
Decision:	Decided
Date:	08th January 2019
Description:	Erection of detached three bedroom dwelling and associated works at 11 Hinton Avenue, Cambridge

Planning records for: **11 Hinton Avenue Cambridge CB1 7AR**

Reference - 20/01526/HFUL	
Decision:	Withdrawn
Date:	04th March 2020
Description:	Single storey rear extension

Reference - 22/00197/CONDA	
Decision:	Awaiting decision
Date:	19th July 2022
Description:	Submission of details required by conditions 6 (Noise Assessment), 15 (Arboricultural Method Statement), 17 (Water Efficiency), 18 (Carbon Emissions), 19 (Ecology Enhancement) and 23 (Bike Store) of planning permission 22/00197/FUL

Reference - 20/04608/HFUL	
Decision:	Decided
Date:	10th November 2020
Description:	Side, rear and loft extensions along with remodeling of internal layouts and raising of ridge to align with No. 13 Hinton Avenue and associated works

Reference - 22/00197/CONDB	
Decision:	Decided
Date:	19th October 2022
Description:	Submission of details required by condition 15 (Arboricultural Method Statement), 18 (Carbon Reduction Statement) and 19 (Ecological Enhancement plan) of planning permission 22/00197/FUL

Planning records for: **13 Hinton Avenue Cambridge CB1 7AR**

Reference - 19/566/TTPO	
Decision:	Decided
Date:	15th November 2019
Description:	4 x Field Maples, reduce the height by a maximum of 1.5m, leaving trees approx. 4m tall. Reduce the lateral growth that overhangs the car parking area in Lilac Court by a maximum of 1m, which would keep the spread of the trees within the garden to approx. 1.8m.

Reference - 05/0061/FUL	
Decision:	Decided
Date:	17th January 2005
Description:	Erection of single storey rear extension.

Planning records for: **17 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 13/0220/FUL	
Decision:	Decided
Date:	15th February 2013
Description:	Single storey side extension to the rear to from utility/cloakroom.

Planning records for: **21 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 23/00806/HFUL	
Decision:	Decided
Date:	02nd March 2023
Description:	Single storey rear extension with roof glazing and 2no. new sash windows and 1no. new french door.

Planning records for: **25 Hinton Avenue Cambridge CB1 7AR**

Reference - 12/0962/CL2PD	
Decision:	Decided
Date:	25th July 2012
Description:	Application for a certificate of lawfulness under section 192 for an extension into existing roof area and formation of a new rear dormer.

Planning records for: **31 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 11/0379/CL2PD	
Decision:	Decided
Date:	31st March 2011
Description:	Application for a certificate of lawfulness under Section 192 for a proposed rear dormer.

Planning records for: **33 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 25/0549/TTPO	
Decision:	Decided
Date:	06th June 2025
Description:	T1, T2, T3 Dead trees - Fell

Planning records for: **39 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 15/0515/FUL	
Decision:	Decided
Date:	19th March 2015
Description:	Single storey side and rear extension and front extension

Planning records for: **39 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 13/1576/FUL	
Decision:	Decided
Date:	29th October 2013
Description:	Single storey rear and single storey front/side extensions to dwelling.

Planning records for: **41 Hinton Avenue Cambridge CB1 7AR**

Reference - 18/447/TTPO	
Decision:	Decided
Date:	17th September 2018
Description:	Silver Birch - Crown lift to 2.5m above footpath, crown lift to 4.5m above highway, shorten lowest branches above footpath by 2m and shape. Cherry in front garden - Crown reduce spread in lower and middle canopy by 1.5m. Shape into upper crown to retain existing height.

Reference - 06/1386/FUL	
Decision:	Decided
Date:	18th December 2006
Description:	Erection of two storey side extension.

Reference - 09/189/TREE1	
Decision:	Decided
Date:	06th July 2009
Description:	T1 - Silver Birch: remove 2 lowest branches over garden; crown lift over footpath to clear 3m; crown lift over road to clear 5m and crown lift over fence to clear 0.5m

Planning records for: **51 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 06/0002/FUL	
Decision:	Decided
Date:	04th January 2006
Description:	Single storey rear extension to house.

Planning records for: **53 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 06/0582/CLUED	
Decision:	Decided
Date:	07th July 2006
Description:	Application for certificate of lawfulness under section 191 for use of the property as one dwelling.

Reference - 06/0581/FUL	
Decision:	Withdrawn
Date:	31st May 2006
Description:	Conversion from a House in Multiple Occupation to a single dwelling house.

Planning records for: **55 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 09/1097/FUL	
Decision:	Decided
Date:	24th November 2009
Description:	Single storey rear extension (following demolition of existing extension).

Planning records for: **61 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 23/04881/HFUL
Decision: Decided
Date: 21st December 2023
Description: Install an orangery as part of a single storey extension to rear.

Reference - 18/1273/NMA1
Decision: Withdrawn
Date: 15th May 2019
Description: Non material amendment on application 18/1273/FUL for alteration to zinc specification; replacement of existing stone paving with permeable paving; installation of new porcelain paved terrace to rear; revision to boundary treatments; and amendments to windows and doors.

Reference - 23/01395/TRE
Decision: Decided
Date: 21st December 2023
Description: T1 Yew - Crown reduce to clear phone wires and pole by 1-2m

Reference - 18/1273/FUL
Decision: Decided
Date: 08th August 2018
Description: Single storey rear extension following demolition of existing rear conservatory. Alterations to side elevation including new door and replacement window. Insulating render and replacement window to rear elevation.

Planning records for: **69 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 24/04579/HFUL	
Decision:	Decided
Date:	06th December 2024
Description:	Single Storey side and rear extension and roof extension including rear dormer.

Reference - 25/01469/S73	
Decision:	Decided
Date:	11th April 2025
Description:	S73 to vary condition 2 (approved drawings) of planning permission 24/04579/HFUL (Single Storey side and rear extension and roof extension including rear dormer) to alterations to plans and elevations on ground floor to infill the extension.

Planning records for: **71 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 21/00095/HFUL	
Decision:	Decided
Date:	10th February 2021
Description:	Single storey side extension and loft extension with box dormer.

Planning records for: **73 Hinton Avenue Cambridge CB1 7AR**

Reference - 12/1392/FUL	
Decision:	Decided
Date:	12th November 2012
Description:	Proposed single storey rear and side extension and first floor, and loft conversion with associated internal alterations.

Planning records for: **75 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

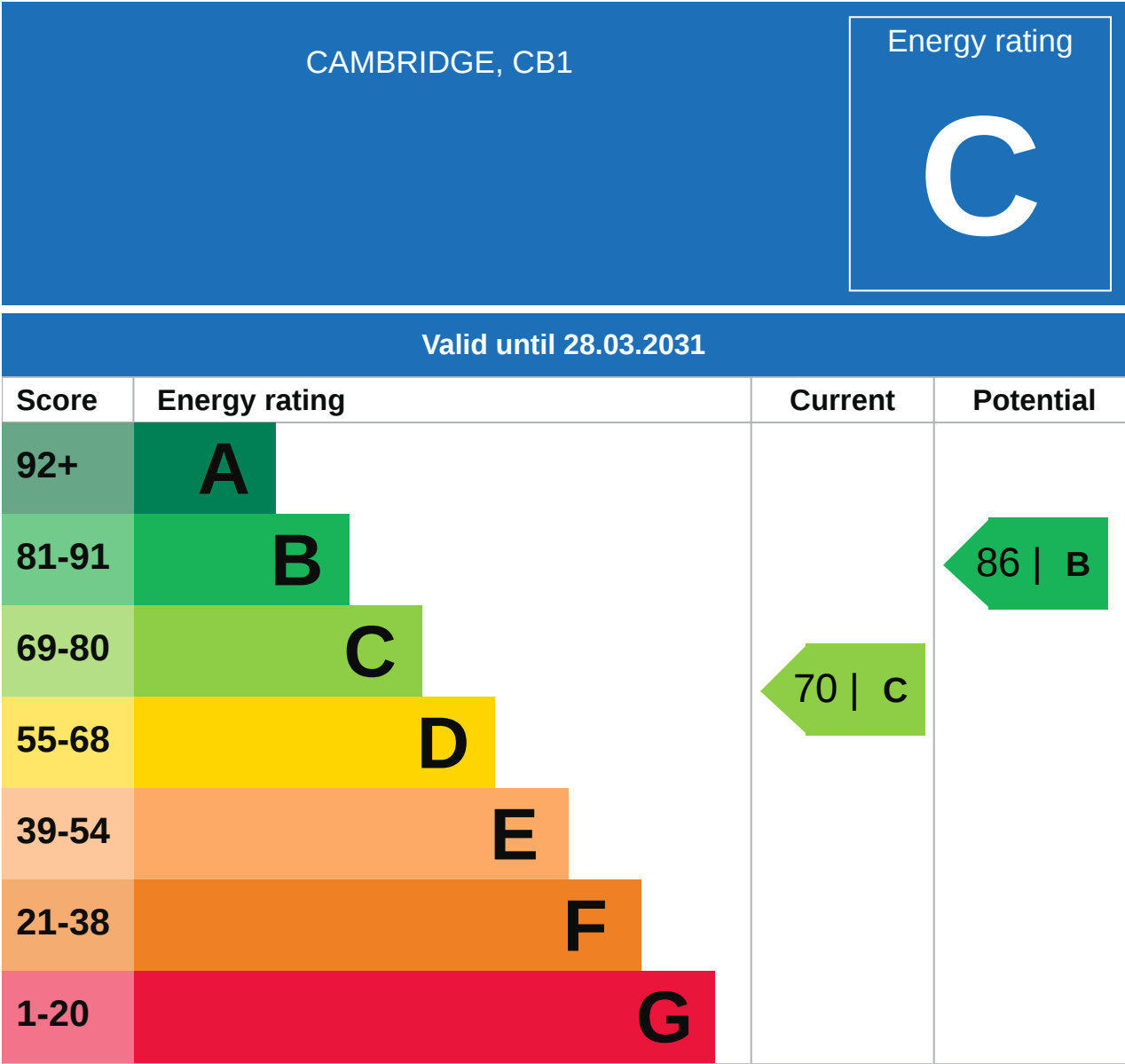
Reference - 20/04839/HFUL	
Decision:	Decided
Date:	23rd November 2020
Description:	Front two storey bay window. Rear part single and part two storey extension with some demolition and associated landscaping works.

Reference - 13/1710/FUL	
Decision:	Decided
Date:	26th November 2013
Description:	Single storey side and rear extension

Reference - 24/02854/HFUL	
Decision:	Decided
Date:	30th July 2024
Description:	Rear roof extension including rear dormer and addition of new rooflights to front and rear.

Planning records for: **77-79 Hinton Avenue Cambridge Cambridgeshire CB1 7AR**

Reference - 15/2416/FUL	
Decision:	Decided
Date:	20th January 2016
Description:	Two storey rear extension and loft conversion; conversion to single dwelling.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	161 m ²

Other

NEW BOUNDARY WITH NO.7 HINTON AVENUE INCLUDING SHARED ACCESS PATHWAY.
LAND TO REAR OF PROPERTY PURCHASED IN JUNE 2021.

Electricity Supply

Ovo

Gas Supply

Ovo

Central Heating

Gas

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



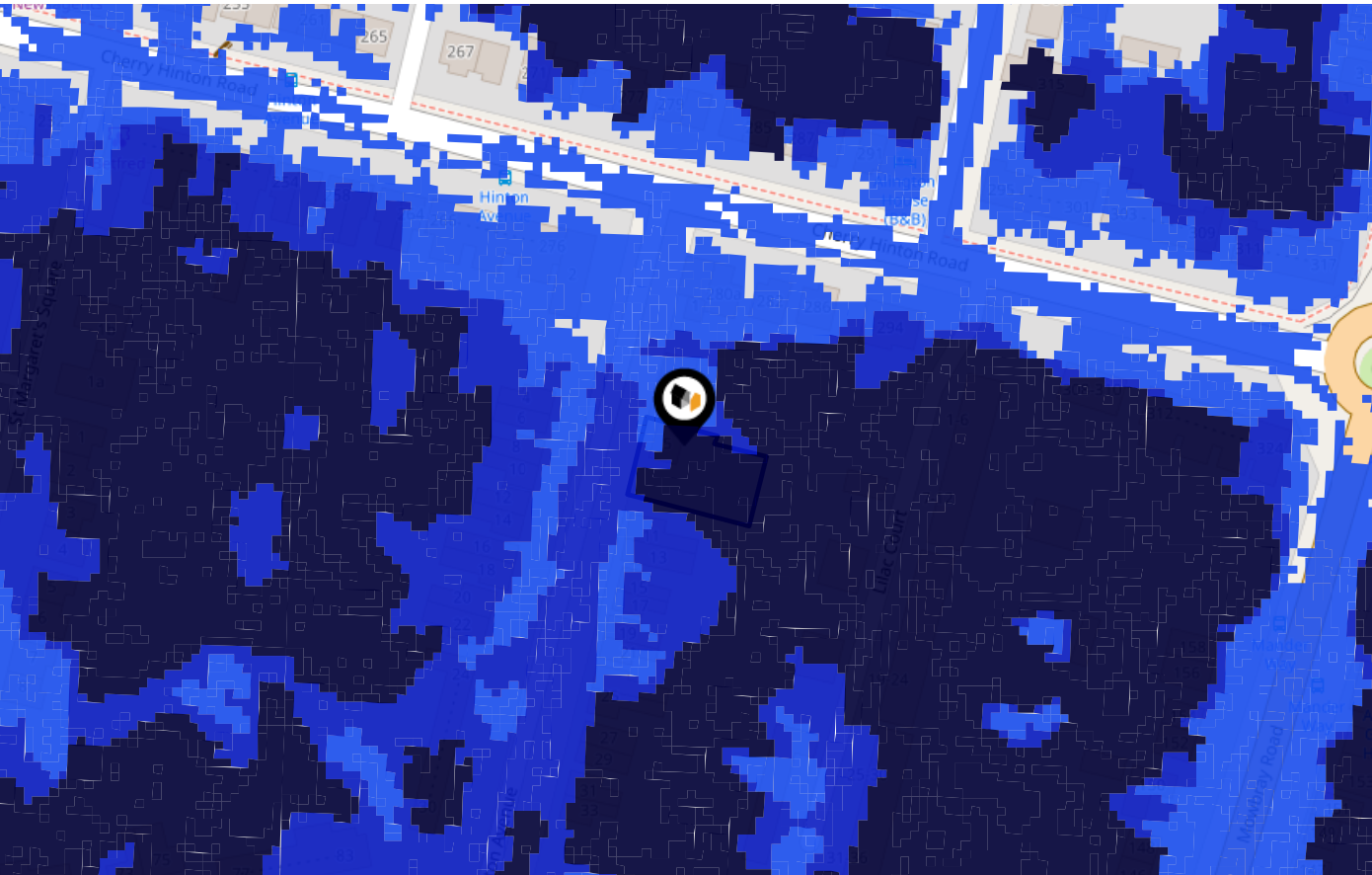
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

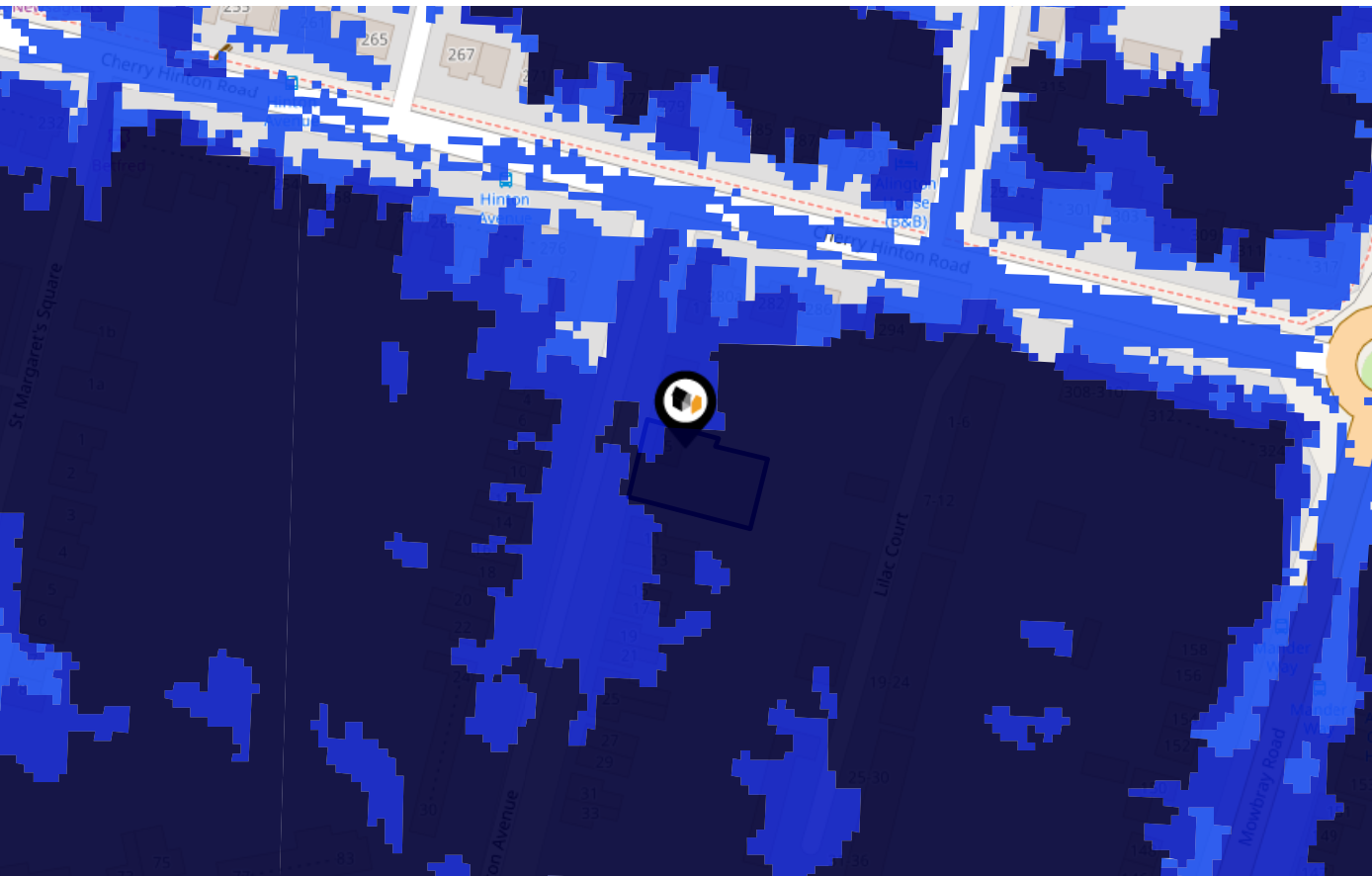


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

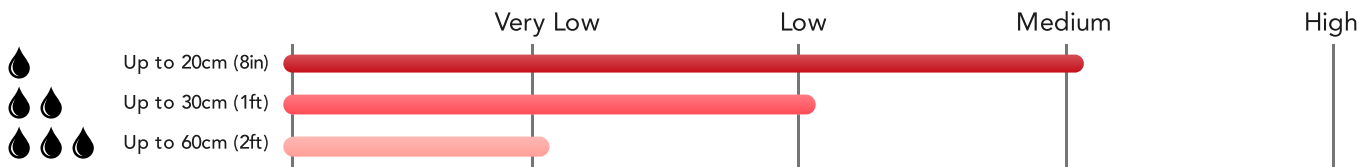


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Chance of flooding to the following depths at this property:

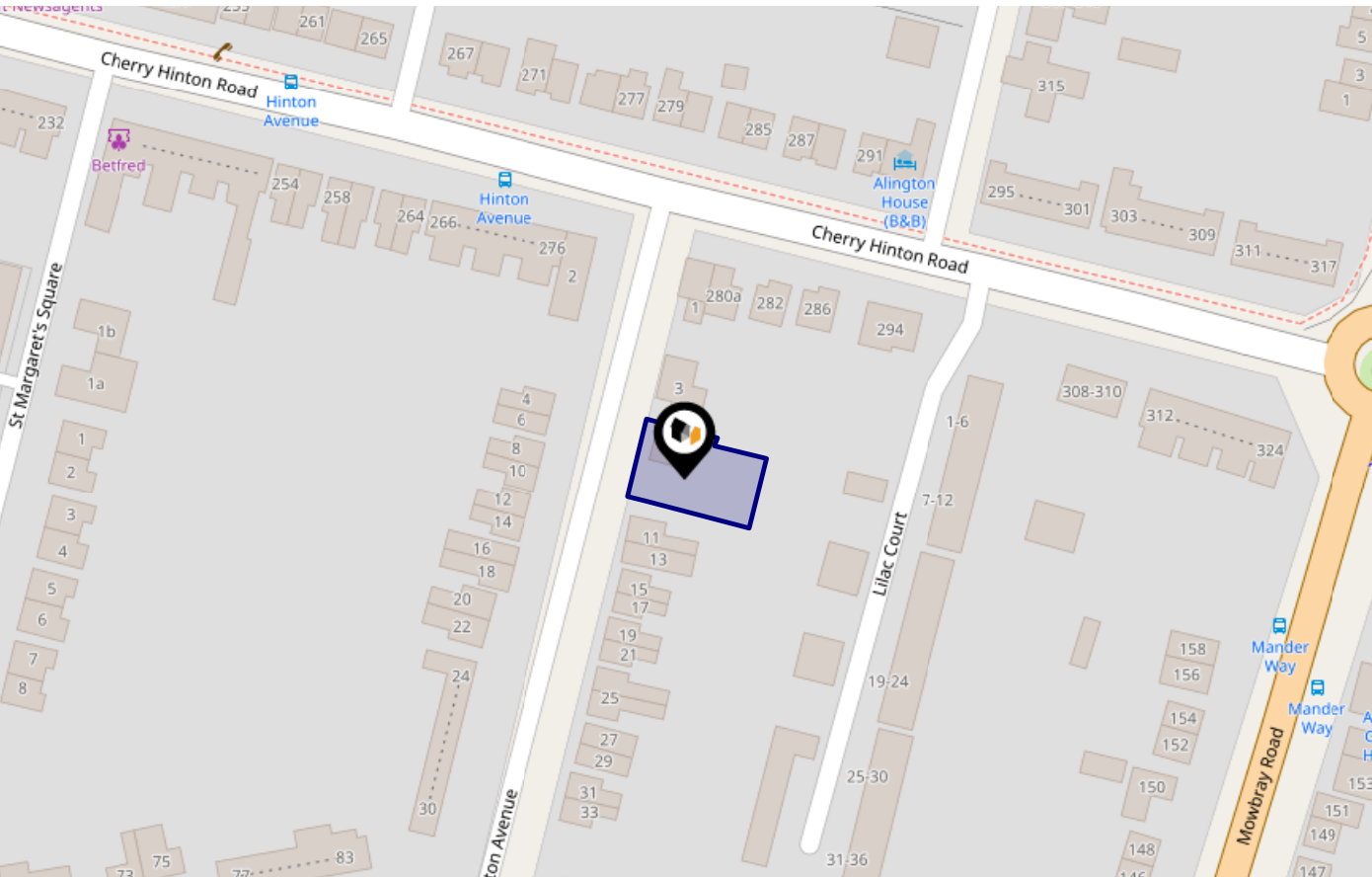


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

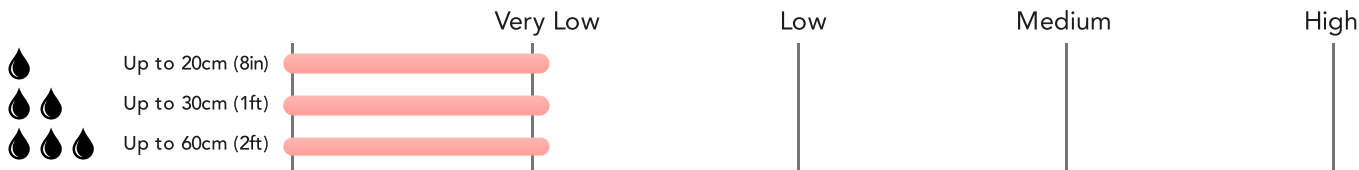


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

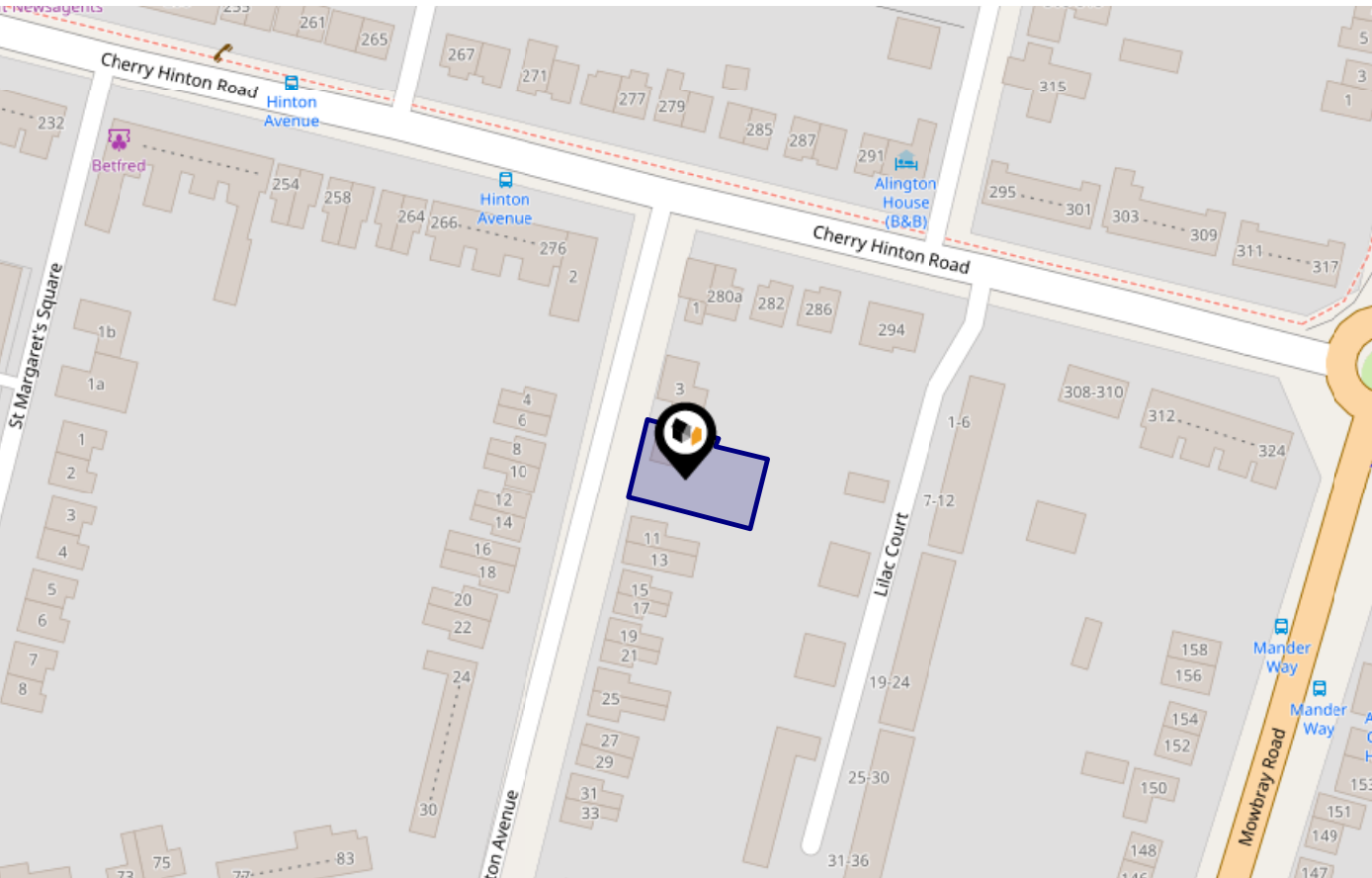


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

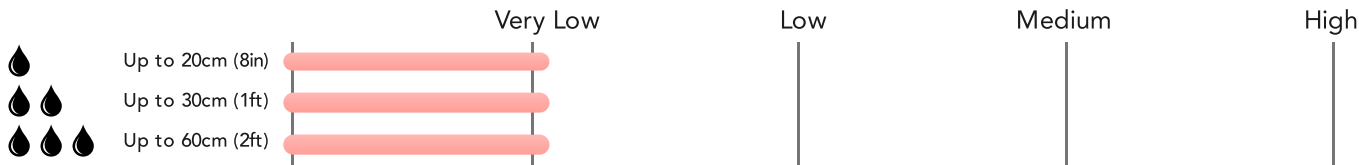


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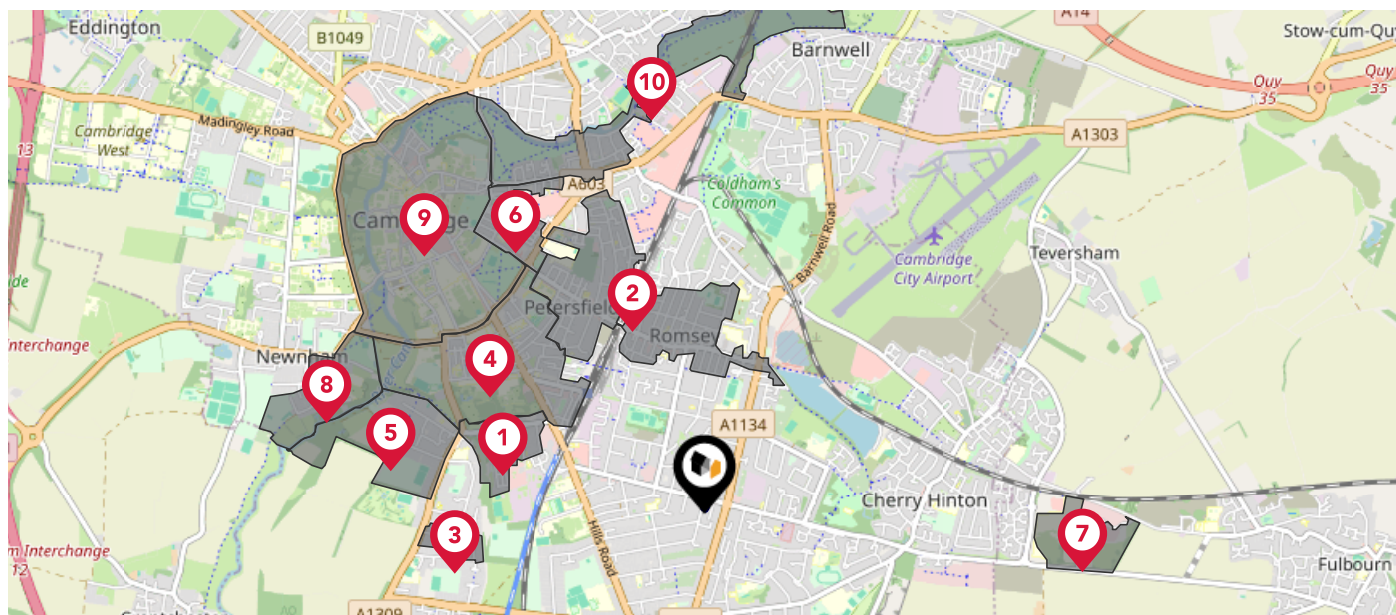


Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

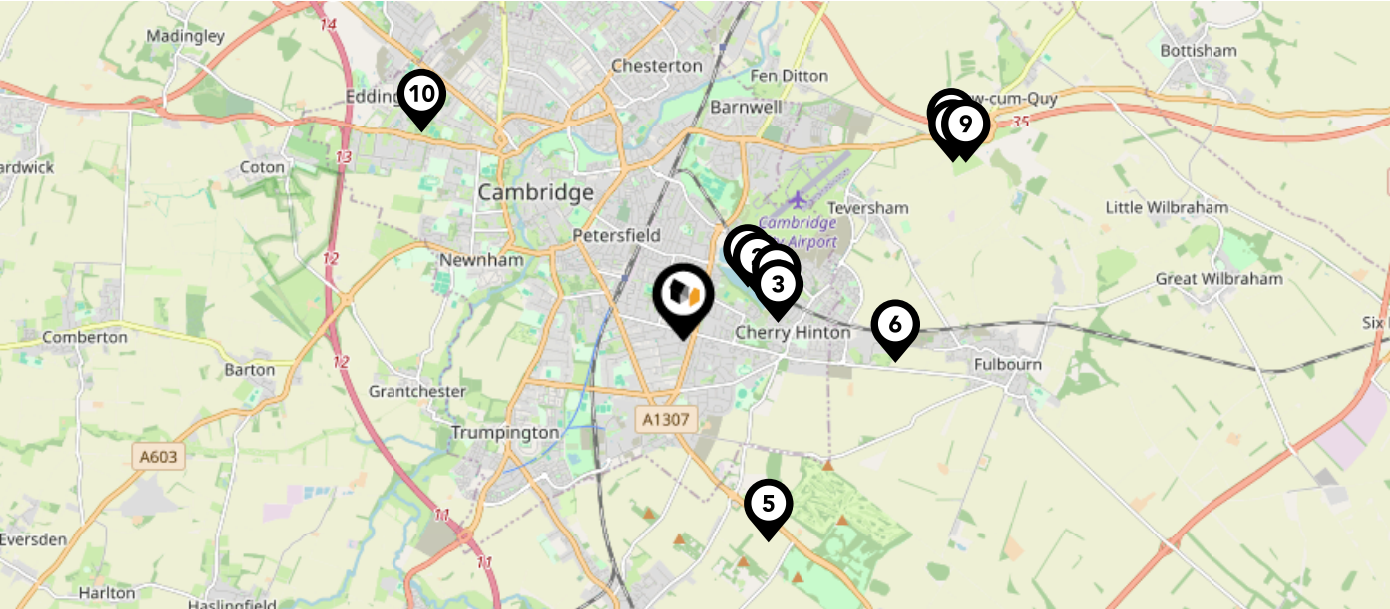
- 1 Brooklands Avenue
- 2 Mill Road
- 3 Barrow Road
- 4 New Town and Glisson Road
- 5 Southacre
- 6 The Kite
- 7 Fulbourn Hospital
- 8 Newnham Croft
- 9 Central
- 10 Riverside and Stourbridge Common

Maps

Landfill Sites

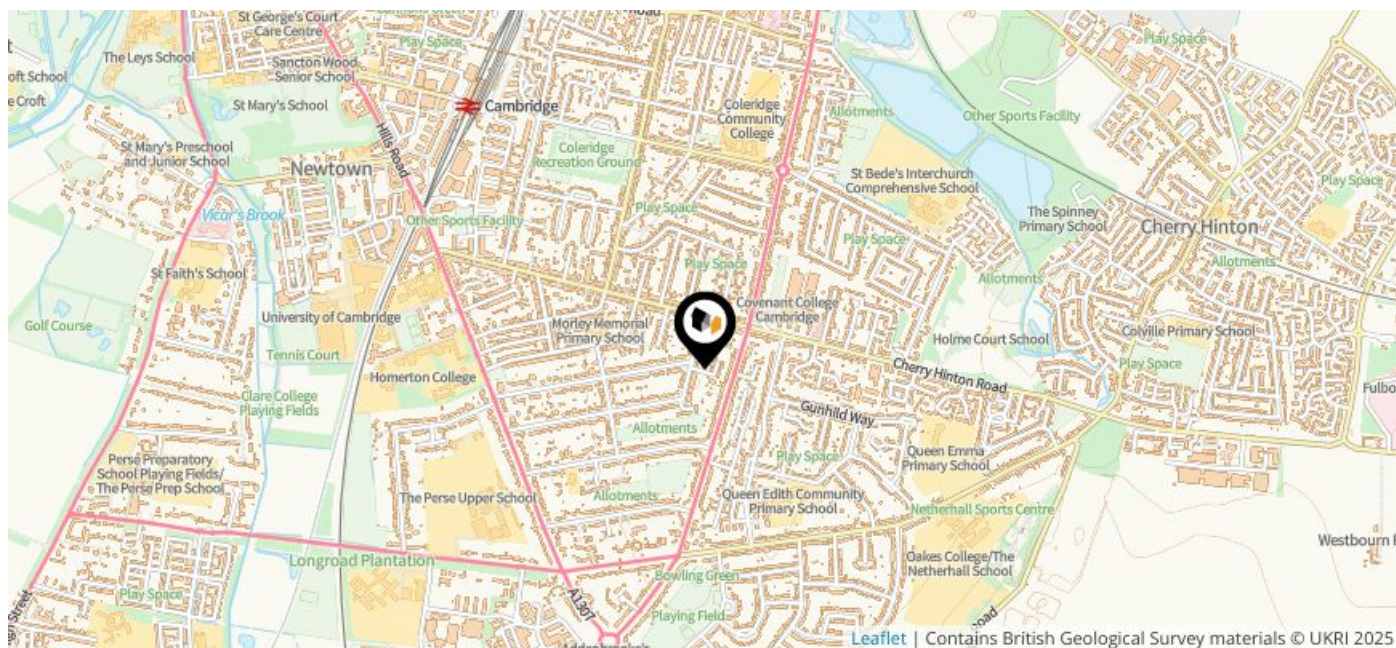


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
5	Hill Trees-Stapleford	Historic Landfill
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
7	Quy Bridge-Quy	Historic Landfill
8	Quy Mill Hotel-Quy	Historic Landfill
9	EA/EPR/NP3790NX/A001	Active Landfill
10	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



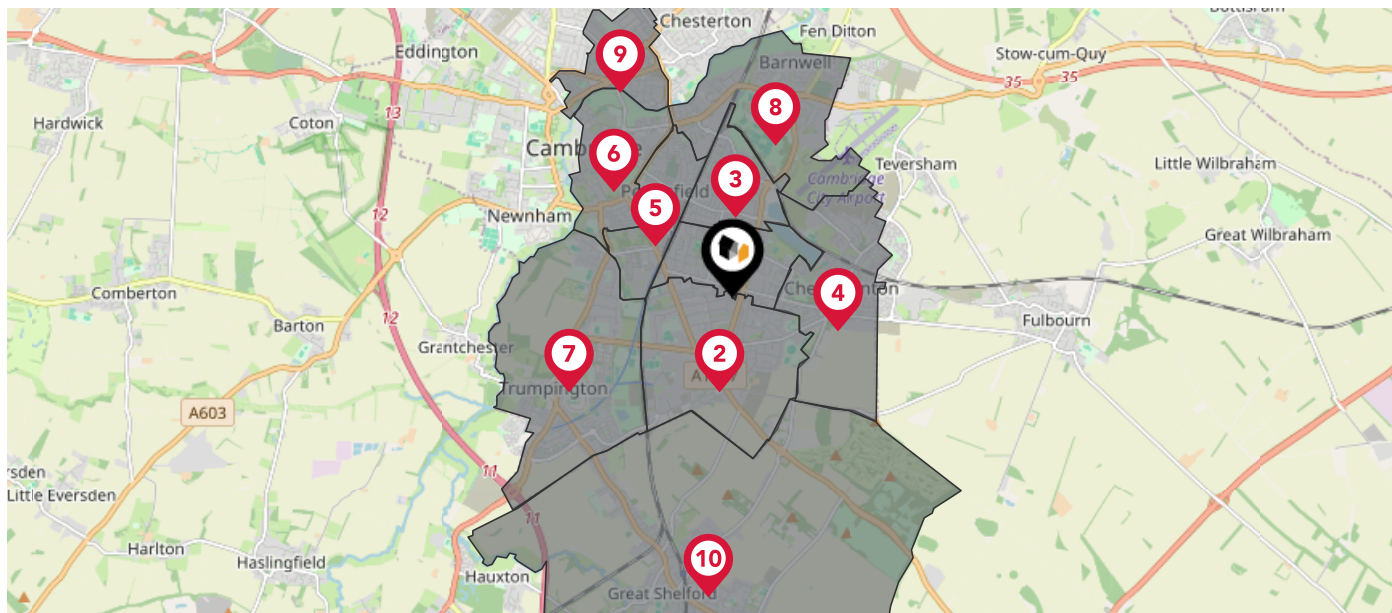
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Coleridge Ward

2

Queen Edith's Ward

3

Romsey Ward

4

Cherry Hinton Ward

5

Petersfield Ward

6

Market Ward

7

Trumpington Ward

8

Abbey Ward

9

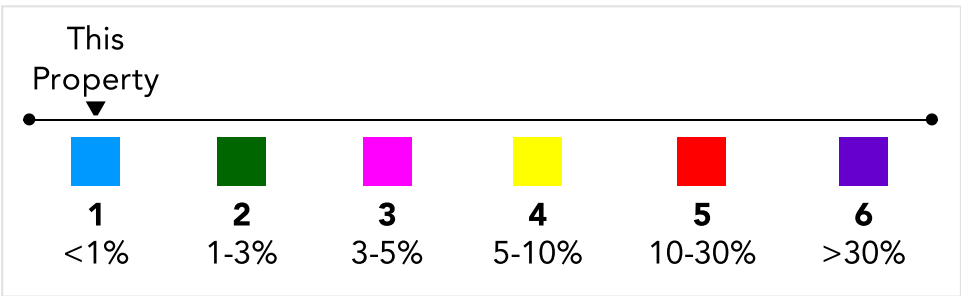
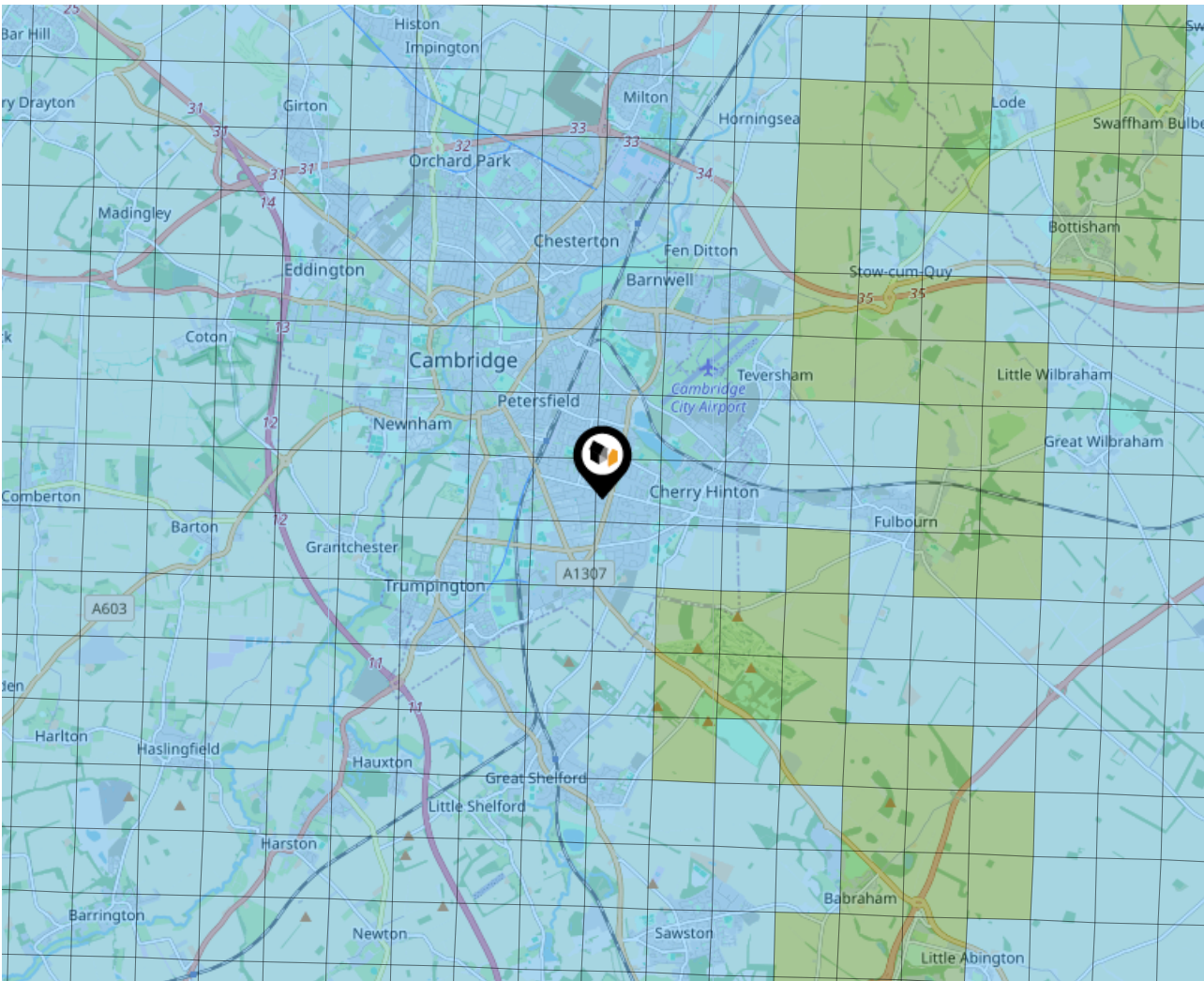
West Chesterton Ward

10

Shelford Ward

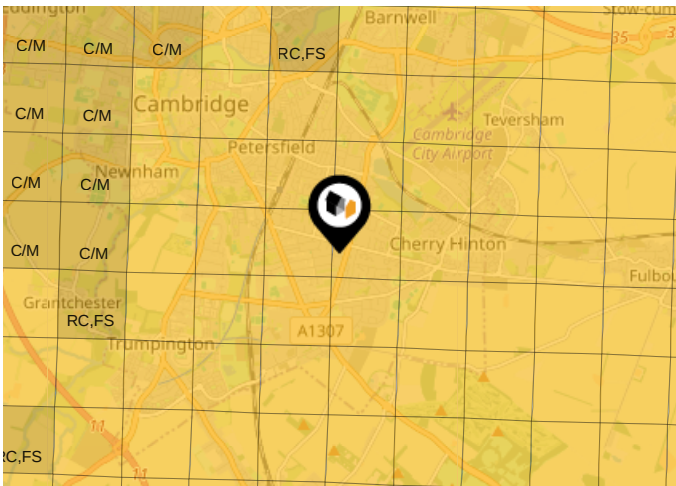
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

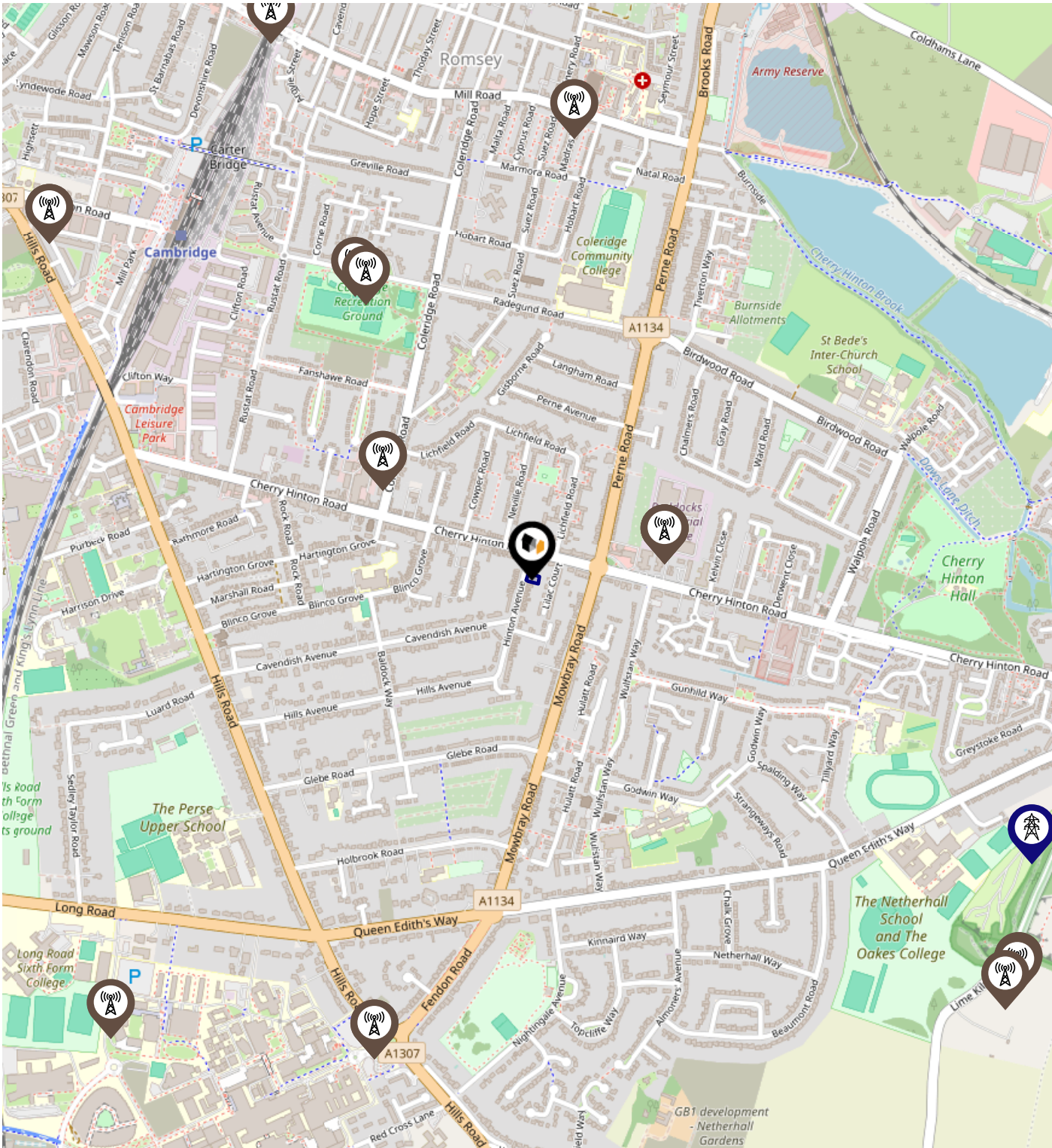
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

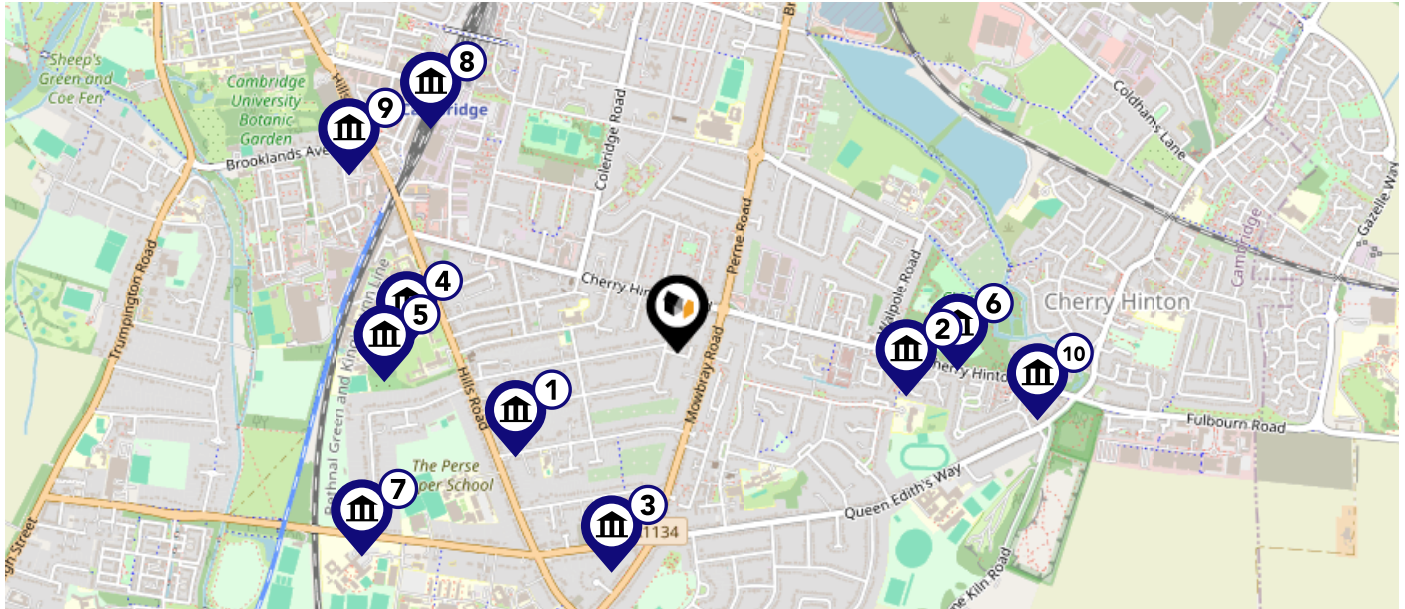
Local Area Masts & Pylons



Key:

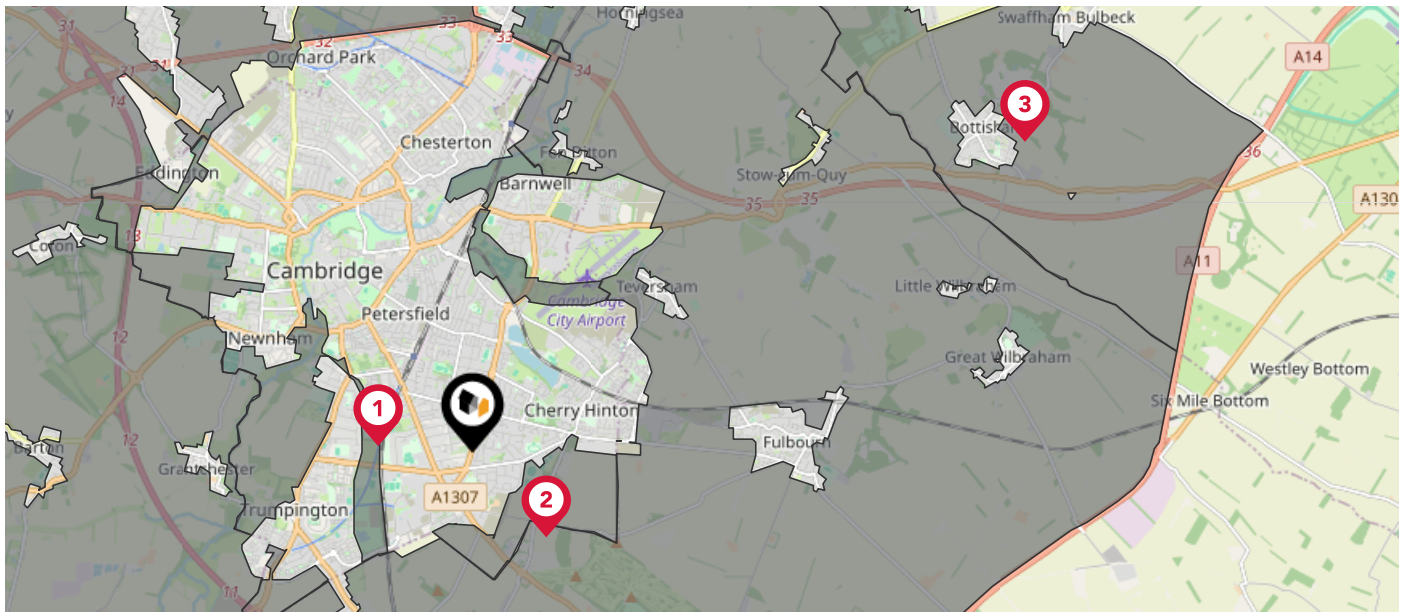
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1375672 - Keelson	Grade II	0.4 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.5 miles
	1268343 - The Sun House	Grade II	0.5 miles
	1331852 - Homerton College Trumpington House	Grade II	0.6 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.6 miles
	1031881 - Cherry Hinton Hall	Grade II	0.7 miles
	1246641 - Alcantara	Grade II	0.8 miles
	1343683 - The Railway Station	Grade II	0.8 miles
	1349070 - Royal Albert Homes	Grade II	0.8 miles
	1126237 - Springfield	Grade II	0.8 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



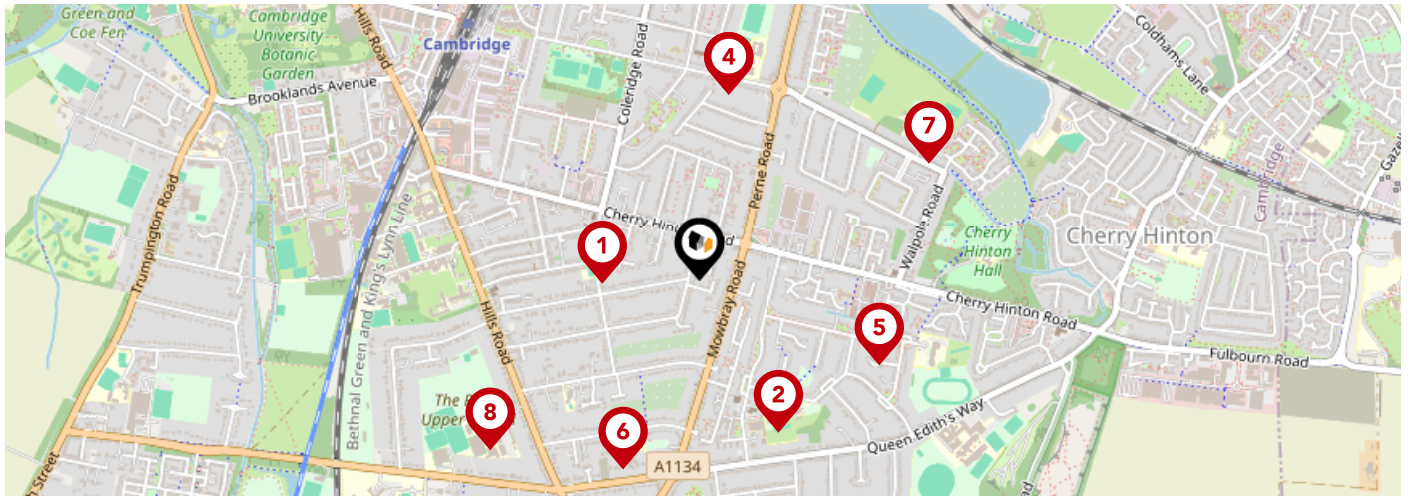
Cambridge Green Belt - South Cambridgeshire



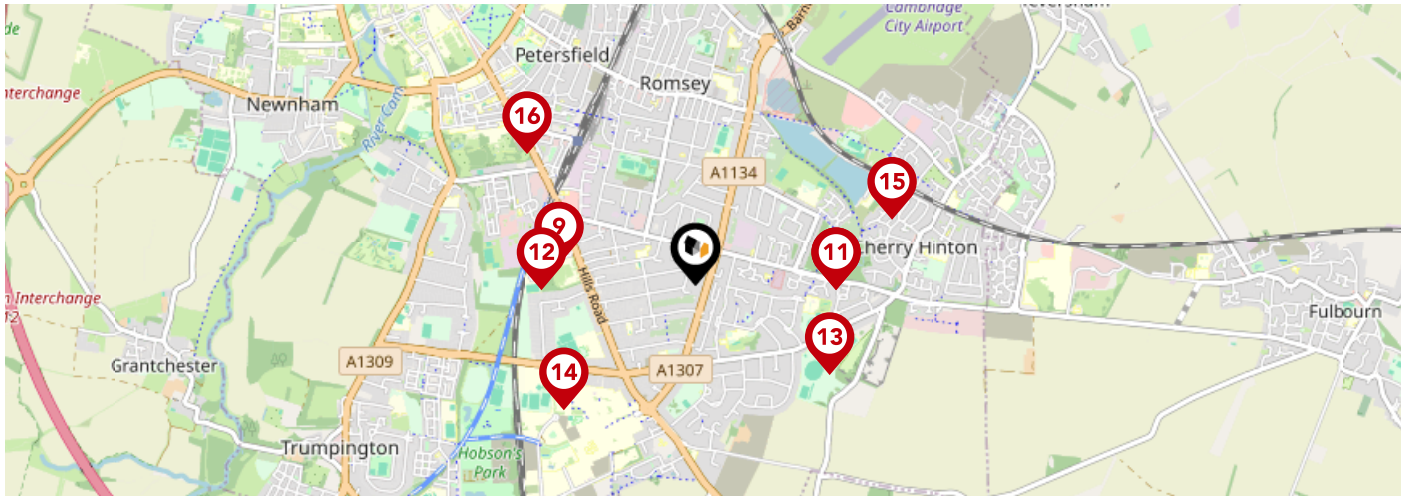
Cambridge Green Belt - Cambridge











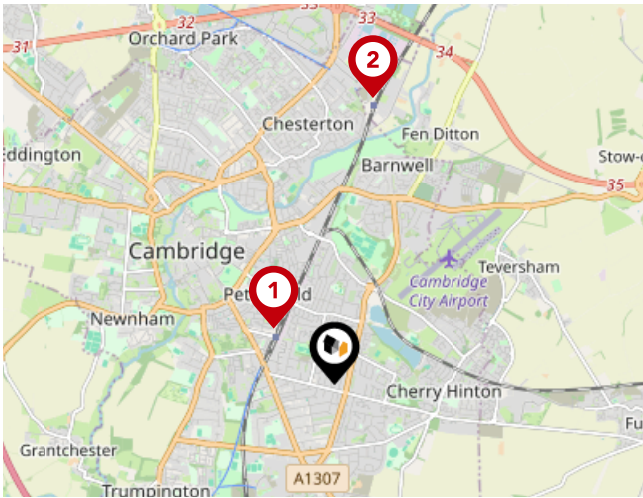
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

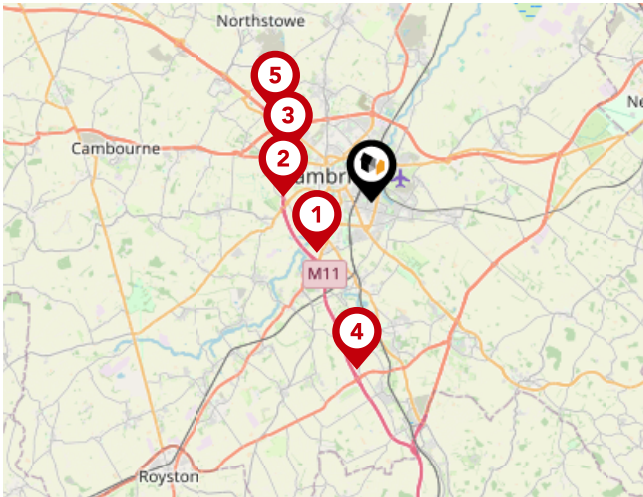


		Nursery	Primary	Secondary	College	Private
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



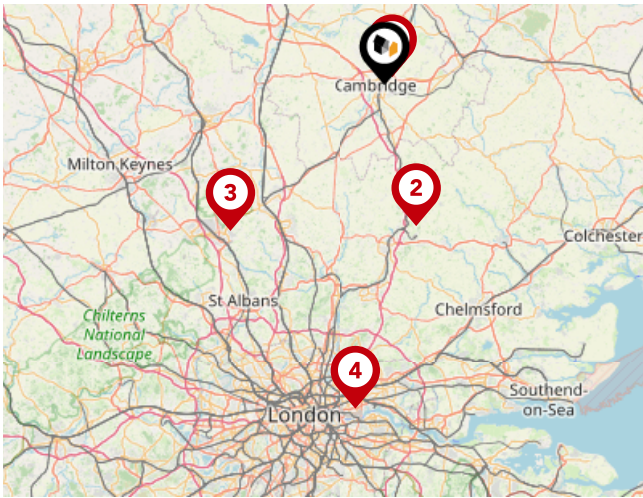
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.76 miles
2	Cambridge North Rail Station	2.64 miles
3	Shelford (Cambs) Rail Station	2.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.7 miles
2	M11 J12	3.22 miles
3	M11 J13	3.54 miles
4	M11 J10	6.11 miles
5	M11 J14	4.77 miles



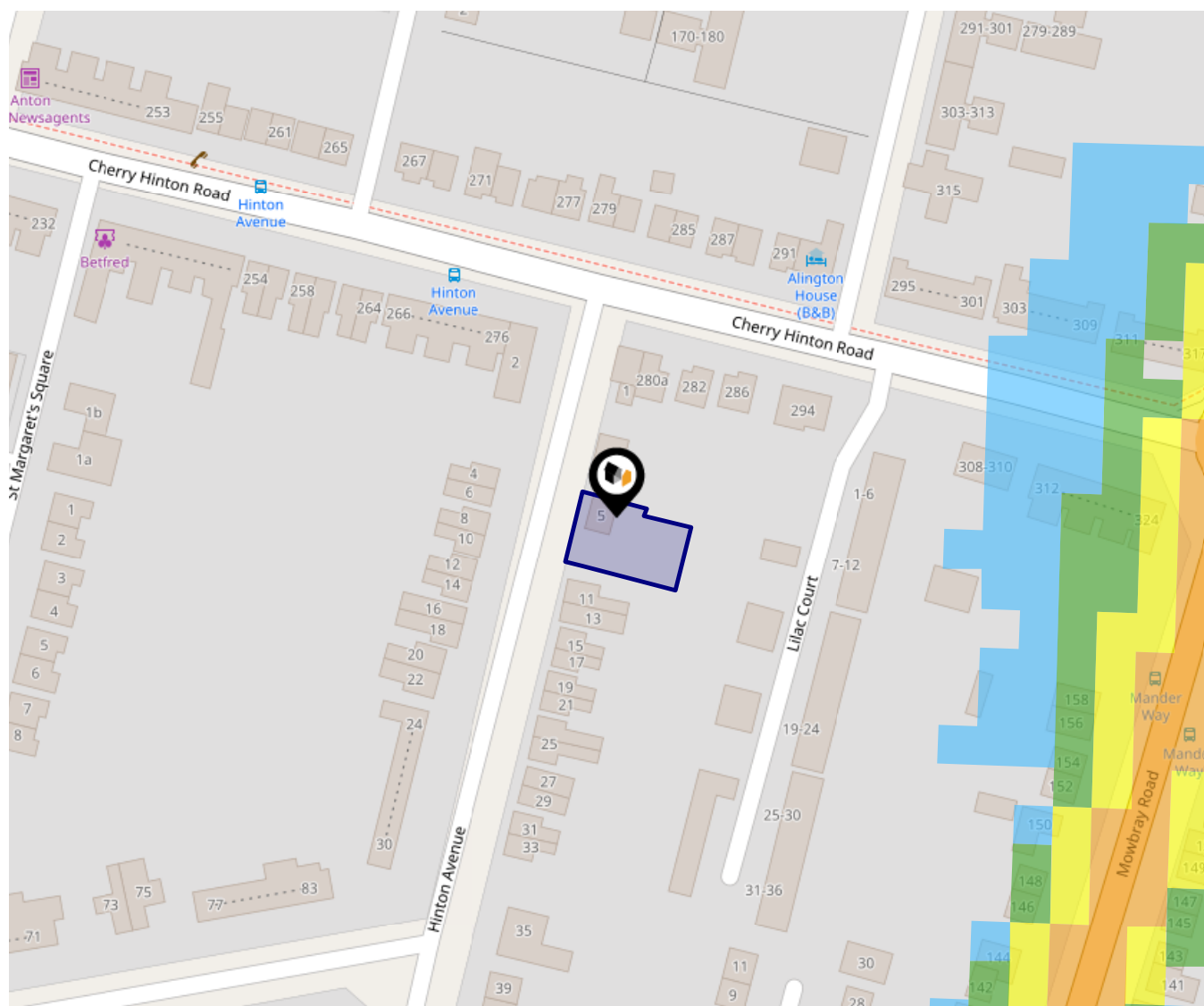
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.69 miles
2	Stansted Airport	21.01 miles
3	Luton Airport	30.9 miles
4	Silvertown	47.46 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hinton Avenue	0.08 miles
2	Mander Way	0.09 miles
3	Lichfield Road	0.13 miles
4	Perne Road	0.13 miles
5	Coniston Road	0.14 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

